

AN ORDINANCE 2014 - 05 - 15 - 0355

**AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 20.763 ACRES OF LAND LOCATED 1515 MISSION ROAD, LEGALLY DESCRIBED AS 20.763 ACRES OUT OF NCB 20 (ALSO KNOWN AS NCB A-20) AND NCB 24, FROM LOW DENSITY RESIDENTIAL TO MIXED USE AND BY CHANGING THE TEXT TO INCLUDE "IDZ" INFILL DEVELOPMENT ZONE AS A RELATED ZONING DISTRICT FOR THE MIXED USE LAND USE CLASSIFICATION.**

\* \* \* \* \*

**WHEREAS**, the South Central San Antonio Community Plan was adopted on August 19, 1999 and updated on November 10, 2005 and December 6, 2007 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

**WHEREAS**, a public hearing was held on February 12, 2014 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 20.763 acres of land located at 1515 Mission Road, legally described as 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24, from Low Density Residential to Mixed Use and by changing the Text to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, and all amended pages of the adopted text document are depicted in **Attachments "III"** and **"IV"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect May 25, 2014.

**PASSED AND APPROVED** on this 15<sup>th</sup> day of May 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

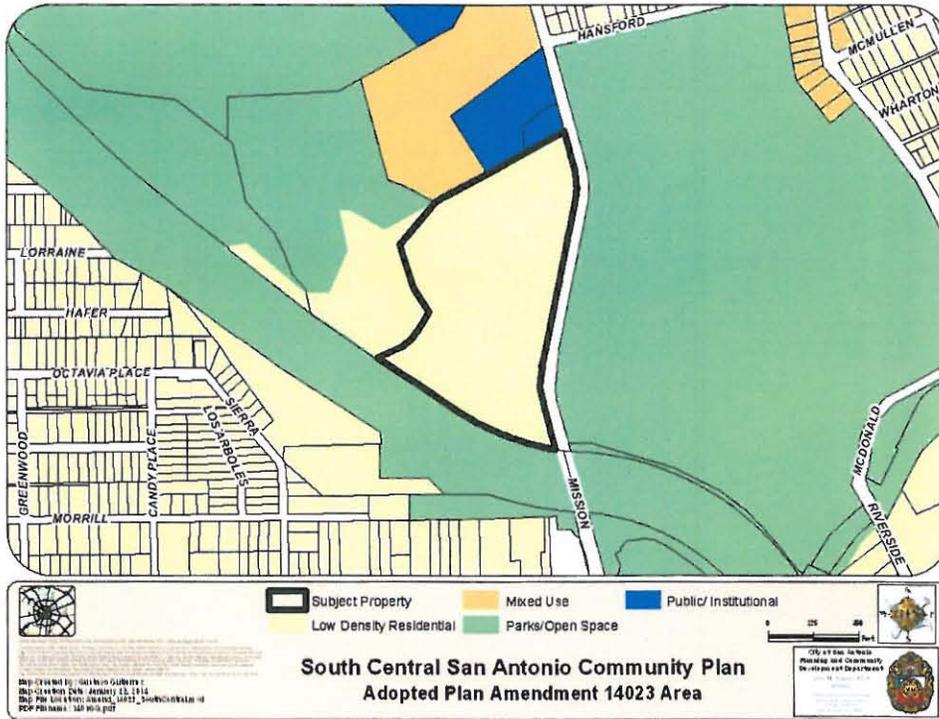
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney  
For

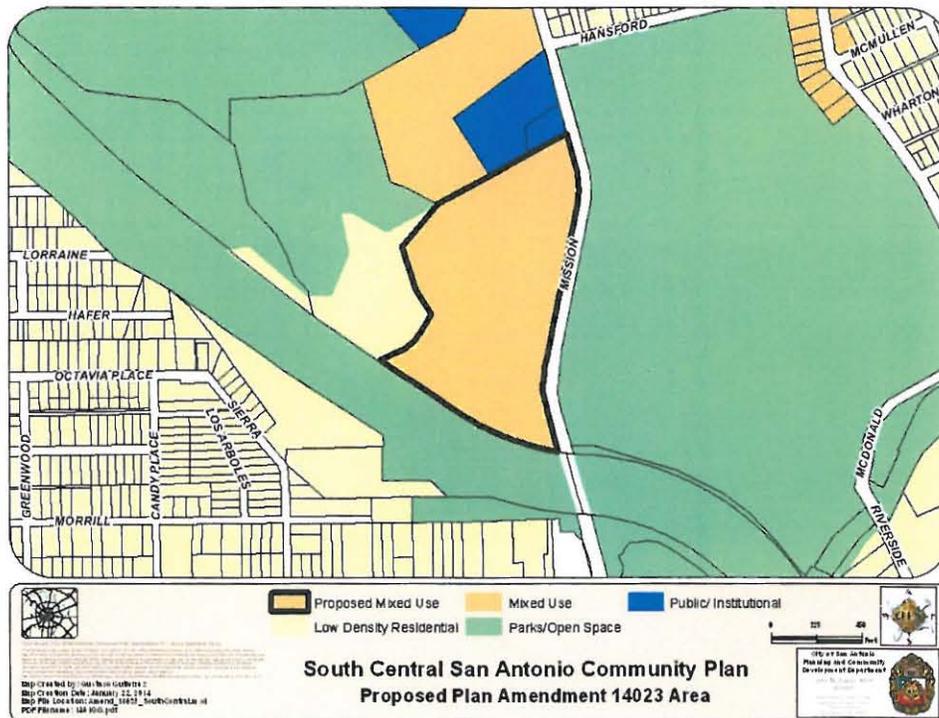
<b>Agenda Item:</b>	<b>P-2 ( in consent vote: P-2, Z-4 )</b>
<b>Date:</b>	05/15/2014
<b>Time:</b>	06:41:34 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	PLAN AMENDMENT #14023 (District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road from Low Density Residential land use to Mixed Use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014085) (Continued from April 17, 2014)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor			x			
Diego Bernal	District 1			x			
Ivy R. Taylor	District 2	x					
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4			x			
Shirley Gonzales	District 5			x			
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

**ATTACHMENT I  
 Land Use Plan as Adopted:**



**ATTACHMENT II  
 Proposed Amendment:**



**ATTACHMENT III**  
**Land Use Document as Adopted:**

October 26, 2005	Land Use Plan Update
South Central San Antonio Community Plan	

**THE LAND USE PLAN AND ZONING**

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for "consistency" between development / rezoning proposals, and the goals of the plan.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Single Family Districts, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2 & C-3)
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use & Transit Oriented Development	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Mixed Light Industrial Flex District
Heavy Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Heavy Industrial District, Mixed Heavy Industrial Flex District

**ATTACHMENT III (CONTINUED)**  
**Land Use Document as Adopted:**

October 26, 2005	Land Use Plan Update
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**State Hospital Area Master Plan**

In conjunction with the update of the South Central SA Community Plan, a community based Master Plan was developed for the 509-acre area owned by the State of Texas on which currently operates the State School, the State Hospital, and the Texas Center for Infectious Disease. The State of Texas proposed selling several parcels along the perimeter of the facility in order to supplement state funding for the state school. On December 9, 2004, a TIRZ was approved for the Brooks City Base that incorporated the State of Texas properties and vacant properties adjacent to New Braunfels & SW Military, in addition to the Brooks City Base properties. The community saw this as an opportunity to develop a Master Plan that integrates uses, establishes linkages to adjacent sites, and promotes quality development. In addition, in the long term, a comprehensive approach to the development of State Hospital area properties will create more value than development on a piecemeal basis.

In a community meeting on March 2, 2005, representatives from Brooks City Base, the General Land Office, State Hospital, State School, State Infectious Disease Hospital, State Asset Management, San Antonio Independent School District, Highland Hills Neighborhood Association, East Pyron/Symphony Lane Neighborhood Association, Mission San Jose Neighborhood Association, and members of the development community discussed potential land uses for this area. Several ideas pertaining to land use were discussed:

- Desire Master Plan approach as opposed to piecemeal development
- Open space, greenway, and Hike & Bike trails connections
- Upscale housing, exemplary urban design, sign controls, commercial development
- Flood plains as a development constraint
  - Flooding and drainage concerns
- Respect natural characteristics of the site
  - Preserve the pond and wildlife corridors
- Buffering and security for state facilities
- Preserve entrance gate for access
- Traffic safety issues on New Braunfels Avenue
- Use of Tax Increment Finance Zone to promote quality development
- Possible location for new public school or library
- Linkages to Brooks City Base, Mission Trails, Pytel Park, and nearby public schools

Based on this stakeholder input, a Plan was developed to illustrate a site development concept, specific land uses identified for the peripheral parcels, and potential linkages to parks and schools. The recommended development approach incorporates principles of New Urbanism into the site design.

**ATTACHMENT III (CONTINUED)**  
**Land Use Document as Adopted:**

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**S. New Braunfels Avenue Corridor**

The S. New Braunfels Avenue corridor should promote quality urban design and a mix of uses. A focus of corridor development should be an improved streetscape appearance with additional sign regulation.

The mixed use area would provide for all residential densities, including high density use. A mix of commercial/office uses is envisioned near the intersection of SW Military and S. New Braunfels that would be within walking distance (1/4 mile). Regional commercial would not be appropriate at this location due to the potential of significant increase of traffic volumes on S. New Braunfels, a major concern expressed by the community. However, community commercial uses would be appropriate if integrated into a mixed use pattern of retail, office and service uses. Preferred zoning tools and development patterns to implement this land use scenario are:

- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

**S. Presa St. Corridor**

Similar to the New Braunfels corridor, an improved streetscape and sign regulations are recommended as development occurs. The mixed use area would provide for all residential densities, including high density use. Since the western edge of the State property is constrained by a large flood plain, low and medium residential development could benefit from the conservation subdivision option that allows an increase in density in the developable areas while preserving riparian areas. A mix of commercial/office uses is envisioned along S. Presa and Corpus Christi Road within walking distance (1/4 mile) to serve adjacent residential areas. Preferred zoning tools are:

- R-6, R-5, R-4, RM-6, RM-5, RM-4 with densities up to 11 dwelling units per acre on 100% of the land can be clustered in a conservation subdivision with densities up to 22 dwelling units per acre on 50% of the land and by conserving 50% of the land as open space
- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

**Parks/Open Space**

It is recommended that, through parkland dedication, a portion of the parcel located south of Pytel Park could be a site for a future community center contiguous to Pytel Park. Neighborhood pocket parks in the form of plazas, or tot-lots should be located throughout the residential developments.

To encourage a walkable community, greenway connections with hike/bike trails that may be located along arroyos and drainages should link all of the residential developments and the Town Center area. Specific linkages should also include hike/bike trails to:

- Mission Trails & Mission 2 County Park via E. Pyron Avenue
- Pytel Park
- Foster Elementary School
- Ball Elementary School

**ATTACHMENT IV  
Proposed Amendment:**

November 10, 2005	Land Use Plan Update
South Central San Antonio Community Plan	

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- Infill Development Zone (IDZ)

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- Pytel Park
- Foster Elementary School
- Ball Elementary School
- Brooks City Base Golf Course and planned greenway